

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
Parish: Egton

Application No. NYM/2017/0266/FL

Proposal: erection of first floor extension above the existing garage along with installation of dormer windows to the rear

Location: Moonwind, Main Road, Egton

Decision Date: 07 June 2017

Consultations

Parish – The Council supports the application at Moorwinds, Egton, but would appreciate that Authority taking a closer look at some aspects of the design:

1. The 3 Dormer windows (visible from public footpath to the rear of the property)
2. The round window
3. The wooden cladding

Advertisement Expiry Date – 26 May 2017

Director of Planning's Recommendation

Approval subject to the following conditions:

- 1 Standard Three Year Commencement Date
The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
- 2 Strict Accordance With the Documentation Submitted or Minor Variations - Document No.s Specified
The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Ground Floor Plan as Proposed	2326:5 Rev A	07 June 2017
First Floor Plan as Proposed	2326:6	11 April 2017
Second Floor Plan as Proposed	2326:7 Rev B	07 June 2017
Elevations as Proposed	2326:8 Rev B	07 June 2017

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.

Signature:

A. Saunders

Date:

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- 3 Natural Slate
The roof of the development hereby permitted shall be clad in natural slate to match the roof of the existing building in terms of materials, colour and course height and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- 4 Timber Cladding Samples
No work shall commence on the timber cladding of the development hereby permitted until details, including the design and fixing of the timber cladding including samples if so required have been submitted to and approved in writing by the Local Planning Authority. The materials used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.
- 5 Timber Cladding (inserts)
The external elevations of the side extension hereby approved shall, within three months of first being brought into use, be clad in the approved horizontal timber boarding and shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.

Informatives

All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted on 0300 060 3900 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given information to contact Natural England or the Bat Conservation Trust national helpline on 0845 1300 228.

The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 08457626848 or at www.groundstability.com

Reason(s) for Condition(s)

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.

Signature:



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3. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
4. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
5. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

Background

Moonwinds is a detached property located towards the edge of the Egton Village Conservation Area, located between the Village School and the Church. The property is around 30 years old and is constructed of coursed stone with a slate roof and a relatively simple form.

This application is for alterations and extensions to the existing garage to convert it into habitable accommodation and also the creation of a first floor above it to create a home office. To the rear two dormer windows are proposed in the rear roof slope of the main part of the dwelling.

The dormer windows have been subject to negotiations throughout the application process. As originally submitted the proposal was for a single dormer across the full rear roof slope, albeit broken up in detailing with recessive areas, between three main elements at each end and at the centre.

This was later amended to two pitched roof dormers to each side with a central catslide dormer. After further negotiations the central dormer has been omitted from the application.

The accommodation proposed within the side extension is a 'studio' and wc at ground floor level with home office above. The applicant's agent has confirmed that the business to operate from the site is purely internet based with no visitors, employees or deliveries connected to the business.

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Main Issues

The application is for domestic extensions and therefore will be considered against development Policy 19 and the Authority's Design Guide. It is also located within Egton Conservation Area and therefore Development Policies 3 and 4 are also relevant.

Development Policy 19 of the LDF states that proposals for extensions or alterations to dwellings, or other development within the domestic curtilage will only be supported where the scale, height, form, position and design does not detract from the character of the original dwelling and its setting; the development does not adversely affect the amenities of neighbouring occupiers, or that of the existing dwelling and that annexe accommodation is ancillary to the main dwelling and will remain under the control of the occupier of the main dwelling.

Part 2 of the Authority's adopted Design Guide recognises that dormer windows are a traditional feature in several parts of the National Park but the detailing varies within and between settlements. However, in general, traditional small scale dormers which are well related to the size, position and glazing pattern of existing windows beneath may be acceptable. Large flat-roof box dormers and dormers incorporating balconies are considered to be inappropriate due to their respective impact on the host dwelling and impact on amenity. The use of dormers on the front elevation will generally be inappropriate unless the street or local area is characterised by existing dormers.

Development Policy 3 of the NYM Local Development Framework states that in order to maintain and enhance the distinctive character of the National Park, development will only be permitted amongst other things where a high standard of design detailing is used whether traditional or contemporary, which reflects or complements that of the local vernacular and where the scale, height, massing, proportion, form, size, materials and design features of the proposal are compatible with surrounding buildings, and will not have an adverse effect upon the amenities of neighbours.

Development Policy 4 of the Local Development Framework seeks to ensure that development within or immediately adjacent to a Conservation Area either preserves or enhances the character and appearance or setting of the area and that the scale, proportions, design and materials respect the existing architectural and historic context with particular reference to traditional buildings, street patterns, the relationship between buildings and spaces and views into and out of the area.

Whilst the application relates to the conversion of the garage into accommodation, an existing car port will remain and there is considered to be sufficient parking available on the driveway of the property. The applicant's agent has confirmed that there will be no additional vehicle movements associated with the internet based business operating from the site. The application can therefore be assessed as a domestic extension with the home office being considered to be ancillary to the domestic use of the site.

Due to the relatively modern nature of the property it is considered able to accept a timber clad extension in the style proposed without having a detrimental impact on the character of the host property or the surrounding conservation area. The Parish Council have raised

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concerns with regard to the wooden cladding and the circular window however the window is not on a prominent elevation and is therefore considered to be personal preference.

The Parish Council also raised concerns with regard to the dormer windows, as did the Building Conservation Officer stating "that whilst it is acknowledged that they will have a limited impact on the appearance of the Conservation Area when viewed from the streetscape, they are not traditional in size or design and as such are considered to be out of character with traditional roof form and appearance of the conservation area." The amendment to separate dormers was welcomed by the Building Conservation Officer, however they stated that the use of contrasting dormer roof forms (gable and cat slide) appeared incongruous. They went on to state that the use of matching catslide roofs would reduce the impact of the dormers in views across the valley from the rear and produce a more coherent design.

Further discussions with the Head of Development Control resulted in a request for the central dormer to be removed as it made the roof of the property appear as too much of a dominant feature. A reduction in size of the area of patent glazing was also requested.

The further amended plans have now been submitted and show the changes requested. With the proposed plans further amended to show two individual dormer windows the proposal is considered to be in line with the requirements of Development Policies 19, 3 and 4 of the NYM Local Development Framework and therefore approval is recommended.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the size and design of the proposed dormers, so as to improve the appearance of the final scheme and also deliver sustainable development.

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Date:

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